

Idaho Construction Report

Volume 38, Number 7

Dr. Kelly K. Matthews—Economist

July 1991

New residential construction expanded significantly in July, but the third consecutive month of softness in commercial and industrial activity placed total construction value flat with a year ago. Cumulative through July, single-family construction was the only industrial segment showing strength (+7.3%), with multi-family, nonresidential, and alterations and repairs all significantly below last year. During 1991's first seven months, single-family construction value at \$222 million accounted for 51 percent of total construction value compared with 44 percent over the same 1990 period. Locations with 20 or more single-family permits in July include Coeur d'Alene, Kootenai Co., Boise, Meridian, Ada Co., Canyon Co., Nampa, and Idaho Falls.

July's nonresidential construction value at \$14.6 million dropped 23 percent following declines of 29 percent in June and 28 percent in May. Weakness of this magnitude for three straight months is a concern. In today's economic environment (both national and local), new commercial construction proposals are being carefully analyzed. Fortunately, many of the nation's commercial real estate ills (rising vacancy rates; falling rents; and higher nonperforming loans, delinquency rates and foreclosures) are minimally evident in Idaho. Thus,

some improvement in nonresidential construction value is expected in the months ahead.

Lower yields in the nation's bond market have dropped basic conventional mortgage rates below 9% percent. This favorable financing opportunity should help sustain single-family residential production and sales during the second half of 1991. As measured by First Security Bank's Boise Cost of Living Index, housing costs have risen 11 percent thus far in 1991. The average July home sales price in the Ada County Multiple Listing Service was \$92,742—up 12.7 percent from \$82,283 last year.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in July was \$77,444,406, or 0.3 percent above July 1990. **NEW RESIDENTIAL CONSTRUCTION** for 637 new dwelling units totaled \$46,189,458, an increase of 1.9 percent in number and an increase of 5.4 percent in value compared with a year ago. Included in the total residential permits were 436 single-family, 109 multi-family and 92 mobile-home permits. **NEW NONRESIDENTIAL CONSTRUCTION** valued at \$14,616,901 was down 22.7 percent from last year, while **ALTERATIONS AND REPAIRS** totaling \$16,638,047 rose 15.0 percent.

Building Permit Construction Summary

	July	% Chg	Seven Months	% Chg
Total New Dwelling Units	637	+ 1.9	3,368	- 1.0
Single-Family	436	+ 20.8	2,464	+ 8.9
Multi-Family	109	- 38.4	396	- 41.1
Mobile Homes	92	+ 10.8	508	+ 9.7
Total Residential Value	\$ 46,189,458	+ 5.4	\$ 242,894,229	+ 0.7
Single-Family	40,738,022	+ 12.8	222,278,855	+ 7.3
Multi-Family	4,773,515	- 32.5	15,815,316	- 48.5
Mobile Homes	677,921	+ 7.5	4,800,058	+ 43.7
Nonresidential Value	14,616,901	- 22.7	93,000,509	- 12.2
Alterations & Repair Value	16,638,047	+ 15.0	101,275,804	- 15.3
TOTAL CONSTRUCTION VALUE	\$ 77,444,406	+ 0.3	\$ 437,170,542	- 6.3



IDAHO CONSTRUCTION REPORT

JULY 1991

CITY OR AREA	NEW		NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
	DWELLING UNITS	TOTAL PERMITS				
Bonnara Ferry	0	1	\$0	\$0	\$4,000	\$4,000
Coeur d'Alene	24	89	1,697,049	466,347	425,466	2,588,862
Kootenai County Un	50	144	3,740,574	869,731	427,897	5,038,202
Craigmont	0	2	0	10,000	2,000	12,000
Grangeville	0	19	0	13,968	144,635	158,603
Lewiston	12	112	1,003,296	44,295	604,181	1,651,772
Nez Perce County Un	2	10	141,570	2,540,000	10,417	2,691,987
Moscow	15	48	819,780	0	377,205	1,196,985
Latah County Un	8	15	432,777	0	81,389	514,166
Orofino	0	16	0	0	37,642	37,642
Osburn	0	10	0	12,951	20,242	33,193
Sandpoint	5	14	157,000	0	115,925	272,925
St. Maries	1	7	40,000	5,276	17,318	62,594
Beneviah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	117	487	\$8,032,046	\$3,962,568	\$2,268,317	\$14,262,931
Boise City	138	1,546	\$10,985,416	\$967,434	\$7,383,534	\$19,336,384
Meridian	56	86	3,634,817	142,625	208,197	3,985,639
Ada County Un	39	125	3,199,162	129,132	1,273,513	4,601,807
Caldwell	6	19	311,240	656,028	56,400	1,023,668
Canyon County Un	32	57	2,049,946	2,965,667	273,805	5,289,418
Nampa	25	87	1,555,304	139,000	787,476	2,481,780
Emmett	2	37	135,237	0	138,861	274,098
Gooding	1	3	71,537	0	32,050	103,587
Hailey	16	33	1,434,210	339,930	30,465	1,804,605
Ketchum	3	14	1,034,000	1,129,000	108,750	2,271,750
Sun Valley	3	9	1,200,000	0	40,100	1,240,100
Blaine County Un	10	25	2,785,540	0	616,800	3,402,340
Jerome	0	13	0	0	31,023	31,023
Mountain Home	0	13	0	26,000	44,973	70,973
Payette	1	2	41,500	0	3,000	44,500
Shoshone	0	2	0	30,000	600	30,600
Twin Falls City	20	66	1,485,434	708,645	1,008,160	3,202,239
Twin Falls County Un	6	16	221,881	0	199,365	421,246
Weiser	1	9	30,000	100,000	25,490	155,490
TOTAL SOUTHWESTERN	359	2,162	\$30,175,224	\$7,333,461	\$12,262,562	\$49,771,247
Blackfoot	0	6	\$0	\$240,000	\$36,000	276,000
Bingham County Un	11	18	373,500	108,690	25,000	507,190
Idaho Falls	47	138	3,394,348	605,700	600,353	4,600,401
Ammon	2	8	171,543	183,993	70,209	425,745
Bonneville County Un	16	46	746,650	67,719	157,566	971,935
Rexburg	34	13	1,339,400	0	93,020	1,432,420
Rigby	2	8	157,000	0	68,050	225,050
Jefferson County Un	15	25	427,354	45,726	6,700	479,780
Salmon	3	9	0	0	19,050	19,050
Lemhi County Un	9	20	235,000	7,100	59,600	301,700
St. Anthony	0	5	0	0	11,200	11,200
TOTAL EASTERN	139	296	\$6,844,795	\$1,258,928	\$1,146,748	\$9,250,471
American Falls	2	4	\$35,000	\$0	\$16,500	\$51,500
Power County Un	2	5	71,000	5,000	8,900	84,900
Burley	0	6	0	154,000	107,000	261,000
Chubbuck	2	9	135,000	1,442,000	41,270	1,618,270
Montpelier	0	3	0	0	11,050	11,050
Pocatello	10	51	753,576	283,300	380,000	1,416,876
Bainbridge County Un	1	13	73,797	0	160,904	234,701
Fresno	0	1	0	160,000	0	160,000
Franklin County Un			NO PERMITS ISSUED			0
Rupert	1	18	8,000	2,900	117,002	127,902
Minidoka County Un	3	18	20,700	14,744	79,999	115,443
Soda Springs	1	8	40,320	0	37,795	78,115
TOTAL SOUTHEASTERN	22	136	\$1,137,393	\$2,061,944	\$960,420	\$4,159,757
TOTAL 56 LOCATIONS	637	3,081	\$46,189,458	\$14,616,901	\$16,638,047	\$77,444,406

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

SEVEN MONTHS
CUMULATIVE 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonnara Ferry	2	18	\$120,000	\$0	\$133,450	\$253,450
Coeur d'Alene	157	491	\$11,551,787	\$6,601,751	\$4,192,633	22,346,171
Kootenai County Un	262	628	\$17,719,807	\$6,040,605	\$1,896,913	25,657,325
Craigmont	1	4	\$39,900	\$10,000	\$7,000	56,900
Grangeville	1	68	\$88,232	\$117,506	\$416,907	622,645
Lewiston	49	631	\$3,507,964	\$1,399,212	\$7,819,163	12,726,339
Nez Perce County Un	10	64	\$704,372	\$12,273,092	\$510,464	13,487,928
Moscow	37	201	\$2,550,701	\$0	\$1,238,504	3,789,205
Latah County Un	33	78	\$1,787,386	\$72,756	\$322,648	2,182,790
Orofino	3	87	\$113,000	\$12,000	\$264,230	389,230
Osburn	0	35	\$0	\$20,613	\$89,640	110,253
Sandpoint	17	74	\$1,138,246	\$160,000	\$990,533	2,288,779
St. Maries	8	60	\$155,400	\$5,276	\$287,394	448,070
Benewah County Un	0	0	\$0	\$0	\$0	0
TOTAL NORTHERN	580	2,439	\$39,476,795	\$26,712,811	\$18,169,479	\$84,359,085
Boise City	703	8,459	\$58,853,446	\$11,549,569	\$43,034,671	\$113,437,686
Meridian	244	428	\$15,523,293	\$5,119,613	\$1,262,617	21,905,523
Ada County Un	328	823	\$27,115,378	\$2,530,480	\$5,344,428	34,990,286
Caldwell	23	97	\$1,380,370	\$3,532,359	\$485,181	5,397,910
Canyon County Un	213	356	\$13,229,207	\$4,325,391	\$1,589,988	19,144,586
Nampa	132	409	\$8,137,294	\$2,834,715	\$3,389,830	14,361,839
Emmett	27	240	\$2,235,350	\$187,544	\$1,516,922	3,939,816
Gooding	6	15	\$213,037	\$6,000	\$117,250	336,287
Hailey	65	171	\$5,199,443	\$1,468,235	\$530,060	7,197,738
Ketchum	20	80	\$4,887,000	\$2,179,000	\$1,901,400	8,967,400
Sun Valley	7	57	\$2,618,500	\$13,000	\$1,822,114	4,453,614
Blaine County Un	50	99	\$12,465,990	\$877,000	\$1,359,600	14,702,590
Jerome	2	48	\$95,000	\$30,100	\$140,978	266,078
Mountain Home	7	69	\$299,676	\$27,000	\$183,268	509,944
Payette	16	35	\$525,970	\$3,775,733	\$720,263	5,021,966
Shoshone	6	13	\$237,000	\$59,000	\$16,945	312,945
Twin Falls City	90	273	\$7,388,808	\$2,924,337	\$3,404,976	13,778,121
Twin Falls County Un	36	74	\$1,064,257	\$102,684	\$591,106	1,758,047
Weiser	1	25	\$30,000	\$260,140	\$63,290	353,430
TOTAL SOUTHWESTERN	1,976	11,771	\$161,499,019	\$41,801,900	\$67,534,887	\$270,835,806
Blackfoot	8	36	\$524,000	\$331,750	\$447,500	\$1,303,250
Bingham County Un	80	135	\$3,147,368	\$640,190	\$885,880	4,673,438
Idaho Falls	216	612	\$15,077,660	\$2,720,531	\$6,422,354	24,220,545
Ammon	13	35	\$1,061,215	\$10,917,346	\$327,917	12,306,478
Bonneville County Un	95	209	\$5,681,554	\$2,696,603	\$944,062	9,322,219
Rexburg	119	36	\$3,840,042	\$0	\$757,150	4,597,192
Rigby	6	21	\$338,800	\$68,900	\$189,400	597,100
Jefferson County Un	74	159	\$2,617,486	\$682,618	\$247,500	3,547,604
Salmon	10	43	\$30,000	\$0	\$934,359	964,359
Lemhi County Un	35	95	\$477,500	\$86,550	\$355,939	919,989
St. Anthony	2	19	\$85,000	\$0	\$67,600	152,600
TOTAL EASTERN	658	1,400	\$32,880,625	\$18,144,488	\$11,579,661	\$62,604,774
American Falls	8	17	\$255,000	\$38,000	\$56,000	\$349,000
Power County Un	12	24	\$488,500	\$287,000	\$40,500	816,000
Burley	4	24	\$228,500	\$458,300	\$233,000	919,800
Chubbuck	11	43	\$598,881	\$2,165,635	\$693,970	3,458,486
Montpelier	0	28	\$0	\$30,000	\$57,593	87,593
Pocatello	59	249	\$4,454,557	\$1,541,713	\$1,669,771	7,666,041
Bannock County Un	24	68	\$1,567,888	\$112,530	\$349,131	2,029,549
Preston	3	12	\$257,900	\$504,000	\$24,400	786,300
Franklin County Un	5	6	\$228,000	\$0	\$500	228,500
Rupert	5	57	\$136,936	\$8,360	\$362,538	507,834
Minidoka County Un	21	72	\$724,188	\$1,195,772	\$423,179	2,343,139
Soda Springs	2	21	\$97,440	\$0	\$81,195	178,635
TOTAL SOUTHEASTERN	154	621	\$9,037,790	\$6,341,310	\$3,991,777	\$19,370,877
TOTAL 56 LOCATIONS	3,368	16,231	\$242,894,229	\$93,000,509	\$101,275,804	\$437,170,542

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IDAHO CONSTRUCTION REPORT

JULY 1990

CITY OR AREA	NEW		NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
	DWELLING UNITS	TOTAL PERMITS				
Bonnara Ferry	0	2	\$0	\$0	\$10,500	\$10,500
Coeur d'Alene	6	41	455,674	2,063,813	251,676	2,771,163
Kootenai County Un	52	107	2,685,152	652,072	\$40,470	3,877,694
Craigmont	0	4	0	10,000	3,900	13,900
Grangeville	2	13	150,138	0	20,600	170,738
Lewiston	6	88	345,092	0	805,492	1,150,584
Nez Perce County Un	0	13	0	12,000	88,581	100,581
Moscow	8	46	1,100,357	33,500	319,519	1,453,376
Latah County Un	7	15	241,952	41,500	43,366	326,818
Orofino	0	3	0	0	2,650	2,650
Osburn	0	3	0	0	8,556	8,556
Sandpoint	52	14	1,138,433	0	170,400	1,308,833
St. Maries	0	8	0	0	26,239	26,239
Bonewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	133	357	\$6,116,798	\$2,812,885	\$2,291,949	\$11,221,632
Boise City	176	1,248	\$10,107,475	\$3,604,355	\$8,795,019	\$22,506,849
Meridian	38	55	2,564,205	837,410	47,195	3,448,810
Ada County Un	53	121	4,230,437	442,108	435,982	5,108,527
Caldwell	4	15	102,000	6,437,247	139,800	6,679,047
Canyon County Un	21	43	1,186,428	26,317	233,166	1,445,911
Nampa	14	48	590,830	0	346,105	936,935
Emmett	2	37	93,087	0	149,019	242,106
Gooding	0	2	0	0	15,180	15,180
Hailey	7	10	734,340	0	23,625	757,965
Ketchum	6	16	807,831	950,000	323,280	2,081,111
Sun Valley	14	16	3,564,000	87,000	240,000	3,891,000
Blaine County Un	18	25	6,032,000	606,025	0	6,638,025
Jerome	0	4	0	0	9,720	9,720
Mountain Home	2	21	139,026	0	21,623	160,649
Payette	0	4	0	1,000	1,500	2,500
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	16	39	864,194	220,038	223,328	1,307,560
Twin Falls County Un	10	16	354,679	97,488	30,008	482,175
Weiser	2	28	45,000	570,000	118,185	733,185
TOTAL SOUTHWESTERN	383	1,748	\$31,415,532	\$13,878,988	\$11,152,735	\$56,447,255
Blackfoot	0	5	\$0	\$35,500	\$10,000	\$45,500
Bingham County Un	14	27	428,000	467,000	52,600	947,600
Idaho Falls	35	84	2,672,800	198,376	205,404	3,076,580
Ammon	2	5	174,158	13,440	46,427	234,025
Bonneville County Un	18	38	758,400	42,260	184,379	985,039
Rexburg	4	6	290,000	239,500	0	529,500
Rigby	0	3	0	55,000	900	55,900
Jefferson County Un	12	23	485,250	30,524	29,300	545,074
Salmon	0	5	0	0	39,465	39,465
Lemhi County Un	4	18	100,612	48,776	83,434	232,822
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	89	214	\$4,909,220	\$1,130,376	\$651,909	\$6,691,505
American Falls	2	7	\$22,000	\$5,000	\$9,100	\$36,100
Power County Un	2	2	198,000	0	0	198,000
Burley	0	5	0	72,500	11,000	83,500
Chubbuck	2	5	169,388	0	8,260	177,648
Montpelier	0	2	0	0	1,050	1,050
Pocatello	7	44	484,200	310,000	179,151	973,351
Bannock County Un	0	5	0	0	32,914	32,914
Preston	4	6	425,887	0	7,500	433,387
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	10	0	0	92,168	92,168
Minidoka County Un	3	13	90,960	694,860	29,200	815,020
Soda Springs	0	2	0	0	7,108	7,108
TOTAL SOUTHEASTERN	20	101	\$1,390,435	\$1,082,360	\$377,451	\$2,850,246
TOTAL 56 LOCATIONS	625	2,420	\$43,831,985	\$18,904,609	\$14,474,044	\$77,210,638

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IDAHO CONSTRUCTION REPORT

SEVEN MONTHS
CUMULATIVE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonnets Ferry	2	13	\$133,000	\$0	\$67,000	\$200,000
Coeur d'Alene	72	312	5,084,223	8,375,707	3,015,714	16,475,644
Kootenai County Un	216	493	12,119,923	3,579,859	2,113,875	17,813,657
Craigmont	0	10	0	10,500	15,055	25,555
Grangeville	35	55	1,448,876	42,879	157,428	1,649,183
Lewiston	39	630	2,778,017	1,462,778	3,391,102	7,631,897
Nez Perce County Un	19	81	616,836	2,689,874	893,092	4,199,802
Moscow	27	217	2,789,572	34,700	6,906,674	9,730,946
Latah County Un	26	96	829,113	115,500	865,054	1,809,667
Orofino	2	87	101,000	35,000	319,411	455,411
Osburn	3	25	0	46,272	73,643	119,915
Sandpoint	121	84	3,268,358	5,500,000	484,834	9,253,192
St. Maries	2	93	83,878	336,191	396,197	816,266
Blinnwah County Un	0	8	0	6,030	66,100	72,130
TOTAL NORTHERN	555	2,204	\$29,252,796	\$22,235,290	\$18,765,179	\$70,253,265
Boise City	955	8,483	\$62,248,371	\$28,766,554	\$62,673,284	\$153,688,209
Meridian	159	278	10,330,558	2,392,596	1,383,459	14,106,613
Ada County Un	282	687	21,394,100	4,493,850	2,755,638	28,643,588
Camas County Un	60	97	1,594,214	7,330,669	778,092	9,702,975
Nampa	181	301	10,197,099	2,196,916	1,014,676	13,408,691
Emmett	87	324	4,794,019	2,130,355	1,968,424	8,892,798
Gooding	7	153	391,978	0	718,235	1,110,213
Hailey	0	12	0	172,300	138,907	311,207
Ketchum	94	108	7,107,320	1,094,085	358,430	8,559,835
Sun Valley	53	104	14,272,535	4,459,000	2,206,438	20,937,973
Blaine County Un	53	108	14,794,000	134,000	1,886,500	16,814,500
Jerome	88	131	18,944,491	606,025	2,032,800	21,583,316
Mountain Home	6	38	26,000	0	76,642	102,642
Payette	19	111	926,810	40,000	483,779	1,450,589
Shoshone	6	21	102,000	20,300	688,349	810,649
Twin Falls City	0	5	0	6,700	104,000	110,700
Twin Falls County Un	72	259	5,266,577	2,092,966	5,013,225	12,372,768
Weiser	66	67	1,646,768	212,467	280,841	2,140,076
TOTAL SOUTHWESTERN	2,193	11,363	\$174,144,840	\$56,765,783	\$84,942,501	\$315,853,124
Blackfoot	1	38	\$114,000	\$355,700	\$329,589	\$799,289
Bingham County Un	66	130	2,456,350	6,891,600	1,009,621	10,357,571
Idaho Falls	232	552	17,224,940	4,876,519	3,499,583	25,601,042
Ammon	6	20	\$43,771	13,440	91,347	648,558
Bonneville County Un	99	214	4,856,901	1,600,285	736,499	7,193,685
Rexburg	9	31	\$65,200	1,059,500	185,740	1,810,440
Rigby	2	13	158,000	305,750	9,600	473,350
Jefferson County Un	67	157	2,596,570	4,106,474	1,134,900	7,837,944
Salmon	6	40	98,800	21,500	212,214	332,514
Lemhi County Un	27	76	1,099,502	68,276	259,609	1,427,387
St. Anthony	1	7	10,000	0	20,100	30,100
TOTAL EASTERN	516	1,278	\$29,724,034	\$19,299,044	\$7,488,802	\$56,511,880
American Falls	5	33	\$203,000	\$25,000	\$867,580	\$1,095,580
Power County Un	5	23	266,800	720,700	17,500	1,005,000
Burley	6	31	507,660	296,500	79,600	883,760
Chubbuck	10	27	612,390	32,000	216,940	861,330
Montpelier	0	27	0	23,500	15,502	39,002
Pocatello	57	286	4,096,327	2,099,210	5,813,836	12,009,373
Bannock County Un	10	39	639,117	143,000	381,583	1,163,700
Preston	5	16	535,887	1,366,540	31,500	1,933,927
Franklin County Un	4	5	190,000	0	10,000	200,000
Rupert	4	54	82,380	493,523	429,076	1,004,979
Minidoka County Un	27	83	677,612	2,336,270	453,068	3,466,950
Soda Springs	4	23	237,500	31,480	57,963	326,923
TOTAL SOUTHEASTERN	137	647	\$8,048,673	\$7,567,703	\$8,374,148	\$23,990,524
TOTAL 56 LOCATIONS	3,401	15,492	\$241,170,343	\$105,867,820	\$119,570,630	\$466,608,793

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS						JULY 1991
CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonnere Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	20	1,558,223	4	138,826	0	0
Kootenai County Un	33	3,656,821	2	83,753	15	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	8	888,296	0	0	4	115,000
Nez Perce Co Un	2	141,570	0	0	0	0
Moscow	7	566,066	8	253,714	0	0
Latah County Un	5	432,777	0	0	3	0
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	3	155,000	0	0	2	2,000
St. Maries	0	0	0	0	1	40,000
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	78	\$7,398,753	14	\$476,293	25	\$157,000
Boise City	98	\$9,236,016	40	\$1,749,400	0	\$0
Meridian	53	3,589,816	0	0	3	45,001
Ada County Un	32	3,197,062	0	0	7	2,100
Caldwell	5	311,240	0	0	1	0
Canyon County Un	23	1,972,594	0	0	9	77,352
Nampa	21	1,443,534	2	109,270	2	2,500
Emmett	2	135,237	0	0	0	0
Gooding	1	71,537	0	0	0	0
Hailey	8	782,230	8	651,980	0	0
Ketchum	3	1,034,000	0	0	0	0
Sun Valley	3	1,200,000	0	0	0	0
Blaine County Un	10	2,785,540	0	0	0	0
Jerome			NO NEW	RESIDENTIAL		
Mountain Home			NO NEW	RESIDENTIAL		
Payette	1	41,500	0	0	0	0
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	17	1,483,301	0	0	3	2,133
Twin Falls County Un	3	221,881	0	0	3	0
Weiser	0	0	0	0	1	30,000
TOTAL SOUTHWESTERN	280	\$27,505,488	50	\$2,510,650	29	\$159,086
Blackfoot			NO NEW	RESIDENTIAL		
Bingham County Un	6	275,000	0	0	5	98,500
Idaho Falls	33	2,739,488	13	652,360	1	2,500
Ammon	2	171,543	0	0	0	0
Bonneville County Un	6	668,405	0	0	10	78,245
Rexburg	2	205,188	32	1,134,212	0	0
Rigby	2	157,000	0	0	0	0
Jefferson County Un	6	379,464	0	0	9	47,890
Salmon	0	0	0	0	3	0
Lemhi County Un	7	235,000	0	0	2	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	64	\$4,831,088	45	\$1,786,572	30	\$227,135
American Falls	0	0	0	0	2	35,000
Power County Un	0	0	0	0	2	71,000
Burley			NO NEW	RESIDENTIAL		
Chubbuck	2	135,000	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
ocatello	10	753,576	0	0	0	0
Bannock County Un	1	73,797	0	0	0	0
Princeton			NO NEW	RESIDENTIAL		
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert	0	0	0	0	1	8,000
Minidoka County Un	0	0	0	0	3	20,700
Soda Springs	1	40,320	0	0	0	0
TOTAL SOUTHEASTERN	14	\$1,002,693	0	\$0	8	\$134,700
TOTAL 56 LOCATIONS	436	\$40,738,022	109	\$4,773,515	92	\$677,921

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NEW RESIDENTIAL UNITS					SEVEN MONTHS 1991	
CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonnors Ferry	2	\$120,000	0	\$0	0	\$0
Coeur d'Alene	137	10,505,424	20	1,046,363	0	0
Kootenai County Un	173	17,145,170	8	574,637	81	0
Craigmont	0	0	0	0	1	39,900
Grangeville	1	88,232	0	0	0	0
Lewiston	34	2,876,551	5	286,301	10	345,112
Nez Perce Co Un	8	678,444	2	25,928	0	0
Moscow	25	2,175,744	12	374,957	0	0
Latah County Un	18	1,787,386	0	0	15	0
Orofino	2	113,000	0	0	1	0
Osburn	0	0	0	0	0	0
Sandpoint	15	1,136,246	0	0	2	2,000
St. Maries	0	0	0	0	8	155,400
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	415	\$36,626,197	47	\$2,308,186	118	\$542,412
Boise City	569	\$54,428,902	134	\$4,424,544	0	\$0
Meridian	217	14,919,725	6	274,367	21	329,201
Ada County Un	274	27,095,958	0	0	54	19,420
Caldwell	22	1,380,370	0	0	1	0
Canyon County Un	154	12,520,330	0	0	59	708,877
Nampa	110	7,535,226	12	599,568	10	2,500
Emmett	27	2,235,350	0	0	0	0
Gooding	2	136,037	2	71,000	2	6,000
Hailey	41	3,736,753	24	1,462,690	0	0
Ketchum	10	3,832,000	10	1,055,000	0	0
Sun Valley	7	2,618,500	0	0	0	0
Blaine County Un	50	12,465,990	0	0	0	0
Jerome	1	88,000	0	0	1	7,000
Mountain Home	6	299,676	0	0	1	0
Payette	7	335,470	8	180,500	1	10,000
Shoshone	2	57,000	0	0	4	180,000
Twin Falls City	71	6,562,111	12	821,162	7	5,535
Twin Falls County Un	16	1,064,257	0	0	20	0
Weiser	0	0	0	0	1	30,000
TOTAL SOUTHWESTERN	1,586	\$151,311,655	208	\$8,888,831	182	\$1,298,533
Blackfoot	8	\$524,000	0	\$0	0	\$0
Bingham County Un	37	2,447,768	0	0	43	699,600
Idaho Falls	182	13,642,160	27	1,369,000	7	66,500
Ammon	13	1,061,215	0	0	0	0
Bonneville County Un	57	4,975,863	0	0	38	705,691
Rexburg	5	590,743	114	3,249,299	0	0
Rigby	4	333,000	0	0	2	5,800
Jefferson County Un	27	1,985,964	0	0	47	631,522
Salmon	1	30,000	0	0	9	0
Lemhi County Un	16	476,000	0	0	19	1,500
St. Anthony	0	0	0	0	2	85,000
TOTAL EASTERN	350	\$26,066,713	141	\$4,618,299	167	\$2,195,613
American Falls	2	\$148,000	0	\$0	6	\$107,000
Power County Un	3	303,000	0	0	9	185,500
Burley	4	228,500	0	0	0	0
Chubbuck	8	587,581	0	0	3	11,300
Montpelier	0	0	0	0	0	0
Pocatello	59	4,454,557	0	0	0	0
Bannock County Un	19	1,419,488	0	0	5	148,400
Preston	3	257,900	0	0	0	0
Franklin County Un	5	228,000	0	0	0	0
Rupert	1	63,936	0	0	4	73,000
Minidoka County Un	7	485,888	0	0	14	238,300
Soda Springs	2	97,440	0	0	0	0
TOTAL SOUTHEASTERN	113	\$8,274,290	0	\$0	41	\$763,500
TOTAL 56 LOCATIONS	2,464	\$222,278,855	396	\$15,815,316	508	\$4,800,058

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NEW RESIDENTIAL UNITS					JULY 1990	
CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonnets Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	6	455,674	0	0	0	0
Kootenai County Un	31	2,608,555	4	76,597	17	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville	2	150,138	0	0	0	0
Lewiston	5	329,092	0	0	1	16,000
Nez Perce Co Un			NO NEW	RESIDENTIAL		
Moscow	6	931,551	2	168,806	0	0
Latah County Un	3	241,952	0	0	0	0
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	2	123,804	48	1,014,629	2	0
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	55	\$4,840,766	54	\$1,260,032	20	\$16,000
Boise City	80	\$7,562,393	96	\$2,545,082	0	\$0
Meridian	33	2,509,305	0	0	5	54,900
Ada County Un	49	4,229,237	0	0	4	1,200
Caldwell	2	76,000	2	26,000	0	0
Canyon County Un	14	1,154,328	0	0	7	32,100
Nampa	10	590,830	0	0	4	0
Emmett	2	93,087	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	7	734,340	0	0	0	0
Ketchum	4	357,831	2	450,000	0	0
Sun Valley	5	1,608,000	9	1,956,000	0	0
Blaine County Un	18	6,032,000	0	0	0	0
Jerome			NO NEW	RESIDENTIAL		
Mountain Home	2	139,026	0	0	0	0
Payette			NO NEW	RESIDENTIAL		
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	5	378,243	8	483,917	3	2,034
Twin Falls County Un	4	354,679	0	0	6	0
Weiser	0	0	0	0	2	45,000
TOTAL SOUTHWESTERN	235	\$25,819,299	117	\$5,460,999	31	\$135,234
Blackfoot			NO NEW	RESIDENTIAL		
Bingham County Un	3	234,000	0	0	11	194,000
Idaho Falls	28	2,265,740	6	350,900	1	56,160
Ammon	2	174,158	0	0	0	0
Bonneville County Un	10	656,500	0	0	8	101,900
Rexburg	4	290,000	0	0	0	0
Rigby			NO NEW	RESIDENTIAL		
Jefferson County Un	5	401,000	0	0	7	84,250
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un	4	100,612	0	0	0	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	56	\$4,122,010	6	\$350,900	27	\$436,310
American Falls	0	0	0	0	2	22,000
Power County Un	1	190,000	0	0	1	8,000
Burley			NO NEW	RESIDENTIAL		
Chubbuck	2	169,388	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	7	484,200	0	0	0	0
Bannock County Un			NO NEW	RESIDENTIAL		
Preston	4	425,887	0	0	0	0
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert			NO NEW	RESIDENTIAL		
Minidoka County Un	1	78,160	0	0	2	12,800
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	15	\$1,347,635	0	\$0	5	\$42,800
TOTAL 56 LOCATIONS	361	\$36,129,710	177	\$7,071,931	83	\$630,344

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NEW RESIDENTIAL UNITS					SEVEN MONTHS 1990	
CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonnets Ferry	2	\$133,000	0	\$0	0	\$0
Coeur d'Alene	72	5,084,223	0	0	0	0
Kootenai County Un	140	11,556,950	12	562,973	64	0
Craigmont	0	0	0	0	0	0
Grangeville	3	225,544	32	1,223,332	0	0
Lewiston	29	2,316,098	5	330,732	5	131,187
Nez Perce Co Un	10	616,836	0	0	0	0
Moscow	23	2,507,292	4	282,280	0	0
Latah County Un	9	826,613	0	0	13	2,500
Orofino	1	77,000	0	0	1	24,000
Oakburn	0	0	0	0	3	0
Sandpoint	18	1,237,100	96	2,029,258	7	2,000
St. Maries	1	77,878	0	0	1	6,000
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	308	\$24,658,534	149	\$4,428,575	94	\$165,687
Boise City	622	\$52,955,316	333	\$9,293,055	0	\$0
Meridian	127	9,849,035	6	157,248	26	324,275
Ada County Un	244	21,382,700	0	0	38	11,400
Caldwell	21	1,008,930	34	585,284	5	0
Canyon County Un	113	9,488,923	0	0	68	708,176
Nampa	77	4,691,635	2	95,884	8	6,500
Emmett	7	391,978	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	62	5,747,885	32	1,359,435	0	0
Ketchum	28	8,071,535	25	6,201,000	0	0
Sun Valley	30	9,884,000	23	4,910,000	0	0
Blaine County Un	88	18,944,491	0	0	0	0
Jerome	0	0	0	0	6	26,000
Mountain Home	18	926,810	0	0	1	0
Payette	0	0	2	30,000	4	72,000
Shoshone	0	0	0	0	0	0
Twin Falls City	57	4,776,186	8	483,917	7	6,474
Twin Falls County Un	20	1,646,768	0	0	46	0
Weiser	0	0	0	0	5	108,000
TOTAL SOUTHWESTERN	1,514	\$149,766,192	465	\$23,115,823	214	\$1,262,825
Blackfoot	0	\$0	1	\$114,000	0	\$0
Bingham County Un	26	1,770,300	0	0	40	686,050
Idaho Falls	179	14,269,100	50	2,874,380	3	81,460
Ammon	6	543,771	0	0	0	0
Bonneville County Un	69	4,583,065	0	0	30	273,836
Rexburg	9	565,200	0	0	0	0
Rigby	2	158,000	0	0	0	0
Jefferson County Un	24	2,101,000	0	0	43	495,570
Salmon	0	0	4	98,800	2	0
Lemhi County Un	21	1,078,812	0	0	6	20,690
St. Anthony	0	0	0	0	1	10,000
TOTAL EASTERN	336	\$25,069,248	55	\$3,087,180	125	\$1,567,606
American Falls	2	\$176,000	0	\$0	3	\$27,000
Power County Un	2	230,000	0	0	3	36,800
Berley	6	507,660	0	0	0	0
Chubbuck	10	612,390	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	57	4,096,327	0	0	0	0
Bannock County Un	8	617,036	0	0	2	22,081
Preston	5	535,887	0	0	0	0
Franklin County Un	4	190,000	0	0	0	0
Rupert	1	55,880	0	0	3	26,500
Minidoka County Un	5	350,342	3	96,000	19	231,270
Soda Springs	4	237,500	0	0	0	0
TOTAL SOUTHEASTERN	104	\$7,609,022	3	\$96,000	30	\$343,651
TOTAL 56 LOCATIONS	2,262	\$207,102,996	672	\$30,727,578	463	\$3,339,769

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